

**PROFORMA OPERATING BUDGET**

**FOR**

**TRACT 69045-Res, ARAPAHOE PLAZA**

***RESIDENTIAL BUDGET***

**A FORTY FIVE UNIT RESIDENTIAL  
CONDOMINIUM**

**CITY OF LOS ANGELES, COUNTY OF LOS ANGELES**

**STATE OF CALIFORNIA**

This budget is prepared: October 30, 2008

# VIGEN ONANY & ASSOCIATES, INC.

2535 Foothill Boulevard Suite #101  
La Crescenta, CA 91214

\* Condominium Budgets Preparation, Consulting  
\* Reserve Studies for Community Associations

October 30, 2008

## PROJECT DESCRIPTION

**ARAPAHOE PLAZA**  
Tract # 69045-Res  
Los Angeles, CA

The project consists of One building.  
There are 45 residential units & 1 commercial unit in this project.

***Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.***

Please note that the insurance budgeted is for the building, HOA and officers' common area liability and officers' fidelity, but NOT the contents of each unit. Each owner may purchase a policy for the content of his/her unit.

Data used in preparing this budget is based on the information provided to me by the developer.

For calculations detail and assumptions, please refer to the footnotes provided in this report.

Dollar amounts meet or exceed those of the current Operating Cost Manual for Homeowners Association published by the California Department of Real Estate.

This budget was prepared as of October 30, 2008

Vigen Onany MSA

**BUDGET WORKSHEET**

RE 623 (REV. 2/00) ID # 62300996B020

**GENERAL INFORMATION**

This budget is a good faith estimate from plans prior to construction and/or completion (for new projects) or from a combination of plans and/or site inspections (for existing projects). For existing projects, there may have been historical data as support for some line items, but changes to the project may make historical data not applicable or reliable. This budget was prepared for the purpose of obtaining a public report. This association must adopt a budget in accordance with Califor-

nia Civil Code. If that budget is less than 10% or greater than 20% from this budget, you should contact the Department of Real Estate. The association may increase or decrease its budget. It is typical for costs to increase as the project ages. The association should conduct a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction.

DRE FILE NUMBER (IF KNOWN)	MASTER DRE FILE #	DEPUTY ASSIGNED FILE (IF KNOWN)
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**DIVISION IDENTIFICATION AND LOCATION**

NAME <b>ARAPAHOE PLAZA</b>	TRACT NUMBER <b>69045-Res</b>
NAME TO BE USED IN ADVERTISING (IF DIFFERENT THAN NAME OR TRACT NUMBER)	

STREET ADDRESS (IF ANY) <b>991 South Arapahoe Street</b>	CITY <b>Los Angeles</b>	COUNTY <b>Los Angeles</b>
MAIN ACCESS ROAD(S) EAST / WEST: NORTH / SOUTH:	NEAREST TOWN/CITY <b>Within City Limits</b>	MILES/DIRECTION FROM TOWN/CITY <b>N/A</b>

**TYPE OF SUBDIVISION**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Condominium: Residential & Commercial | <input type="checkbox"/> Planned Development Land Project |
| <input type="checkbox"/> Condominium Conversion                           | <input type="checkbox"/> Planned Development Mobile Home  |
| <input type="checkbox"/> Stock Cooperative                                | <input type="checkbox"/> Community Apartment              |
| <input type="checkbox"/> Stock Cooperative Conversion                     | <input type="checkbox"/> Out-of-State                     |
| <input type="checkbox"/> Limited Equity Housing Corporation               | <input type="checkbox"/> Undivided Interest               |
| <input type="checkbox"/> Planned Development                              | <input type="checkbox"/> Undivided Interest Land Project  |

NUMBER OF LOTS/UNITS <b>45</b>	PHASE # <b>1</b>	TOTAL # IN PROJECT <b>1</b>	PERVIOUS DRE FILE #	# OF ACRES <b>0.612</b>
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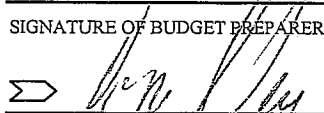
**BUDGET PREPARER**

NAME <b>VIGEN ONANY &amp; ASSOCIATES, INC.</b>	ATTENTION <b>Vigen Onany</b>	TELEPHONENUMBER <b>Phone: (818) 957-8195</b> <b>Fax: (818) 957-6974</b>
ADDRESS <b>2535 Foothill Boulevard Suite #101</b>	CITY <b>La Crescenta, CA</b>	ZIP CODE <b>91214</b>

**Certification**

I declare under penalty of perjury that the representations and answers to questions in this document and all documents submitted as a part of the homeowners budget are true and complete to the best of my knowledge and belief.

"The undersigned certifies that this electronic recreation of Department of Real Estate form RE623 contains at least the same information as the DRE approved ID 62300996B020."

SIGNATURE OF BUDGET PREPARER 	DATE <b>October 30, 2008</b>
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IMPROVEMENTS WORKSHEET

Complete 14 and 15 for Phased Condominium Projects Only

14. Have you submitted budgets for all phases to be completed within the next three calendar years and a built-out budget? .....  Yes  No

15. If this condominium project involves phasing with a single lot, submit a budget for each phase plus a budget which will be used if further phases are not completed. (Commonly referred to as a worst case budget.)

Commercial Units

16. Square footage of units (list number and size of each unit type, etc.) COMMERCIAL.....

Table with 3 columns and 8 rows for recording unit data.

**BUDGET SUMMARY**

PHASE NUMBER	DATE OF BUDGET	DRE FILE NUMBER
	<b>October 30, 2008</b>	
NUMBER OF UNITS	TRACT NUMBER / NAME OF PROJECT	
<b>45</b>	<b>ARAPAHOE PLAZA</b> <span style="float: right;">69045-Res</span>	

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>	Exhibit "A"	
<b>100 FIXED COSTS</b>	101 . Earthquake Insurance					
	102 . Corporation Franchise Taxes	0.02	0.83	10	R	
	103 . Insurance (attach proposal)	22.16	997.09	11,965	S	
	104 . Local Licenses & Fees (Elevators & Lift)	1.67	75.00	900	R	
	105 . Estimated Income Taxes	1.91	86.04	1,032		
	<b>100 - SUB TOTAL</b>	<b>25.75</b>	<b>1,158.96</b>	<b>13,908</b>		
<b>200 OPERATING COSTS</b>	201 . Electricity (attach work sheet)	55.77	2,509.68	30,116	W	
	Lighting: Leased					
	202 . Gas (attach work sheet)	27.40	1,233.19	14,798	W	
	203 . Water (attach work sheet)	69.45	3,125.05	37,501	W	
	<b>Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.</b>					
	205 . Cable TV / Internet - Common Areas	3.33	150.00	1,800	R	
	207 . Custodial Area: Residential	21.11	950.00	11,400	R	
	10,216 SF Hallways, Stairs, Recreation Room, Etc.					
	Commercial	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				
	Number of Restrooms: 1				C	
	208 . Landscape Area: Includes Landscape Supplies	6.37	286.85	3,442	R	
	209 . Refuse Disposal Residential	17.00	765.00	9,180	R	
	Commercial	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>				
	Vender Name: Waste Management Telephone Number: 800-304-5934				C	
	210 . Elevators 1 Type: Lift	1.11	50.00	600	R	
Number: 2 Type: Traction	16.67	750.00	9,000	R		
211 . Private Streets, Driveways, Parking Areas						
Sweeping 960 Concrete Driveway / Street	0.53	23.79	285	S		
28,345 Parking Structure - Res.	1.67	75.00	900	R		
Area: 2,664 Parking Structure - Com.	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					
212 . Heating & Air Conditioning Maintenance						
Area: 2,016 SF Hallways & Recreation Room	0.44	20.00	240	R		
213 . Swimming Pool Size						
Spa Size						
214 . Tennis Court						
215 . Access Control						
No. of motorized gates: 2 Overhead & Sliding	3.11	140.00	1,680	R		
No. of Intercoms/Telephone Entry: 1	1.00	45.00	540	R		
No. of motorized gates: 1 Sliding	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					
No. of Intercoms/Telephone Entry:						

	Per Unit Per Month	Total Monthly	Total Annual	Exhibi "A"
216 . Reserve Study - Will Be Done Every 3 Years	1.76	79.29	951	S
217 . Miscellaneous:				
Minor Repairs	6.81	306.36	3,676	S
Pest Control	2.04	92.00	1,104	R
Elevators Phone Lines	1.33	60.00	720	R
Fire Extinguisher Annual Inspection & Refill - Com.	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Fire Extinguisher Annual Inspection & Refill - Res.	1.04	46.67	560	R
Water Meter Reading & Billing Fee	9.00	405.00	4,860	U
Electric Meter Reading & Billing Fee				
Storm water "BMP" Inspection				
Fire Monitoring Services & Telephone Lines	2.22	99.90	1,199	S
Window Washing - Annual - Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Window Washing - Annual - Residential	18.52	833.33	10,000	R
Power Wash - Parking / Garage - Annual - Res.	2.22	100.00	1,200	R
Power Sweeping - Parking / Garage- Monthly -Res.		See Item # 211		R
Spot Degreasing - Parking / Garage - As Needed -Res	0.93	41.67	500	R
Steam Cleaning - Parking / Garage-Annual -Res.	1.67	75.00	900	R
Power Wash, Power Sweeping, Spot Degreasing & Steam Cleaning - Parking / Garage- Commercial	Commercial Unit Is Responsible For Its Own Operating & Reserve Costs			C
Emergency Generator Maintenance/Supplies/Testing	5.29	237.86	2,854	S
Other				
Licenses / Elevators & Inspection Fees - Joint, Commercial & Residential				
Janitorial Supplies	1.67	75.00	900	R
Trash Chute Cleaning / Steam Wash	4.63	208.33	2,500	R
Other				
Roof / Common Areas Annual Inspection	3.52	158.57	1,903	S
Water Fountain Maintenance				
Maintenance For Plants In The Common Area				
Other				
Other				
Other				
Patrol Service Contracted-24 Hours / 7 Days Week				
Other				
Other				
Other				
<b>200 Sub Total</b>	<b>287.61</b>	<b>12,942.53</b>	<b>155,310</b>	

200 OPERATING COSTS

		<i>Per Unit Per Month</i>	<i>Total Monthly</i>	<i>Total Annual</i>	Exhibi "A"
<b>300 RESERVE</b>	301-313 (attach reserve work sheet)	119.50	5,377.32	64,528	
	<b>300 - Sub Total</b>	119.50	5,377.32	64,528	
<b>400 ADMINISTRATION</b>	401 . Management 1	30.00	1,350.00	16,200	U
	402 . Legal Services	4.17	187.50	2,250	U
	403 . Accounting Fee	3.62	163.04	1,957	U
	404 . Education	N/A -Full Service Management Has Been Budgeted			U
	405 . Miscellaneous, Office expense	4.00	180.00	2,160	U
	<b>400 - Sub Total</b>	41.79	1,880.54	22,567	
<b>TOTAL (100-400)</b>		<b>474.65</b>	<b>21,359.36</b>	<b>256,312</b>	
<b>500 CONTINGENCY</b>	501 . New Construction 3% N	14.24	640.78	7,689	
	502 . Contingency 5%				
	503 . Revenue Offsets - Water Sub metering	(60.31)	(2,713.95)	(32,567)	R
	<i>Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.</i>				
<b>TOTAL BUDGET</b>		<b>428.58</b>	<b>19,286.19</b>	<b>231,434</b>	

✦ DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10 percent more than another unit in the value of common goods and services supplied by the association. After determining the percent of benefit derived from services provided (page 14) by the association, an easy chart to follow would be:

- Less than 10% ..... Equal assessments
- From 10% to 20% . Variable or equal
- Over 20%..... Variable assessments

✦ The inventory and quantities used in the preparation of this budget are normally derived from plans completed prior to construction and may vary slightly from actual field conditions. The calculated budget is a good faith estimate of the projected costs and should be deemed reliable for no more than one year. The Board of Directors should conduct an annual review of the Association's actual costs and revise the budget accordingly.

1. Depending upon the level of service selected by the Association, the amount shown may be insufficient to cover the cost and may be higher.

The budget and management documents indicate (check appropriate box):

- Equal assessments
- Variable assessments

# Exhibit "A"

## LIST OF RATIONALE USED IN ALLOCATING OPERATING & RESERVE ITEMS TO RESIDENTIAL & COMMERCIAL BUDGETS

**S** = *SQFT Ratio*

	Total Unit SQFT	Total Allocation SQFT	"S"- Allocation To Residential, Commercial
Residential Units	65,360	65,360	95.14%
Commercial Units	<u>3,337</u>	<u>3,337</u>	<u>4.86%</u>
	68,697	68,697	100.00%

**U** = *Number Of Units Ratio*

Residential Units	45	97.83%
Commercial Units	<u>1</u>	<u>2.17%</u>
	46	100.00%

**R** = *Charge 100% To Residential Units*

**C** = *Charge 100% To Commercial Units*

**W** = *See The Worksheet*

**RESERVES WORKSHEET**

DRE FILE NUMBER			TRACT NUMBER <b>69045-Res</b>				Exhib "A"	
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1x2 or 3 : 4	Cost Per Unit Per Month		
Exterior - Stucco	34,699	0.16			5,282	9.78	S	
Exterior - Other								
Exterior - Precast Concrete								
Exterior - Aluminum Storefront								
Roof - Built-up Flat	20,480	0.20			3,897	7.22	S	
Roof - Clay Tile								
Roof - Roof Deck								
Interior Paint- Commercial Common Areas & Parking - Commercial Only		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Interior Common Paint-Residen./Comm.	3,979	0.10			379	0.70	S	
Interior Paint- Residential Common Areas, Residential Parking (Not Included Common Hallways)	26,174	0.10			2,617	4.85	R	
Interior Paint- Common Hallways / Corridors - Residential	23,490	0.10			2,349	4.35	R	
Other								
Exterior / Outdoor / Walkways Lights	36	9.05			310	0.57	S	
Residential - Common Interior Lights - Hallways / Corridors	100	6.05			605	1.12	R	
Residential - Recreation Room, Stairs , Storages & Other Common Areas (Interior lights) :	60	6.05			363	0.67	R	
Joint-Interior Lights - Joint Use Common Areas:								
Garage / Parking Lights - Residential	80	6.05			484	0.90	R	
Garage / Parking Lights - Commercial		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Stairs # 1 Carpet	896	0.43			385	0.71	R	
Stairs # 2 Carpet	900	0.43			387	0.72	R	
Stairs # 3 Concrete	300	0.05			15	0.03	R	
Stairs # 4 Concrete	150	0.05			8	0.01	R	
Stairs # 5 Concrete	150	0.05			8	0.01	R	
<b>BASEMENT - RESIDENTIAL PARKING</b>								
Electrical Room Concrete	324	0.05			15	0.03	S	
Mechanical Room Concrete	851	0.05			40	0.07	S	
Water Pump Mech. Room Concrete	264	0.05			13	0.02	S	
<b>GROUND FLOOR - RESIDENTIAL</b>								
Recreation Room / Gym Carpet	1,316	0.43			566	1.05	R	
Restroom @ Rec. Room Ceramic Tile	49	0.35			17	0.03	R	
Residential Trash Room Concrete	176	0.05			9	0.02	R	
Residential Recycle Room Concrete	110	0.05			6	0.01	R	
Utility Room Concrete	99	0.05			5	0.01	R	
<b>GROUND FLOOR - COMMERCIAL</b>								
Commercial Trash Room Concrete		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
Commercial Storage Concrete		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C
<b>2nd, 3rd, 4th, 5th &amp; 6th FLOORS</b>								
Other								
Hallways Marble	700	0.35			245	0.45	R	
Hallways Carpet	5,090	0.43			2,189	4.05	R	
Storage Concrete	330	0.05			17	0.03	R	
Storages Concrete	384	0.05			19	0.04	R	
					<b>TOTAL RESERVE FROM</b>	<b>20,228</b>	<b>37.46</b>	
					<b>PAGE 5 OF 15</b>			

1 Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.

Note: For space purposes, we have included only the components most frequently found in common-interest subdivisions. Reserve items should not be limited to the list above, but be tailored to your particular project.

Tract Number: 69045-Res

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008

**RESERVES WORKSHEET**

DRE FILE NUMBER			TRACT NUMBER <b>69045-Res</b>				Exhib: "A"	
Item	(1) 1 Sq. Ft. or Number	(2) 1 Unit Cost HOA Manual	(3) 1 Replacement Cost	(4) 1 Remaining Life	Yearly Reserve Columns 1x2 or 3 : 4	Cost Per Unit Per Month		
<i>Balance Forward</i>					20,228	37.46		
Block Walls - Repair / Replace	280	0.20			53	0.10	S	
Block Walls - Paint / Stain	3,360	0.10			320	0.59	S	
Wrought Iron Fence- Repair / Replace	250	3.00			714	1.32	S	
Wrought Iron Fence- Paint / Stain	3,000	0.50			1,427	2.64	S	
Wrought Iron Handrails- Repair / Replace	500	3.00			1,500	2.78	R	
Wrought Iron Handrails- Paint / Stain	4,000	0.50			2,000	3.70	R	
Other								
Other								
Other								
Landscaping - Common Areas	5,237	0.05			262	0.48	R	
Elevators								
Elevators	2	1,050.00			2,100	3.89	R	
Lift	1	800.00			800	1.48	R	
Pool Re-plaster								
Pool Heater								
Pool Filter								
Spa Re-plaster								
Spa Heater								
Spa Filter								
Pool Pumps								
Other								
Parking Structure - Com.- Concrete			<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					C
Parking Structure - Res.- Concrete	28,345	0.05			1,417	2.62	R	
Sump Pumps	2	100.00			200	0.37	R	
Mechanical Ventilation System	1	300.00			300	0.56	R	
Motorized Gates - Repair / Replacement - Res.	2	250.00			500	0.93	R	
Motorized Gates - Motor / Operator - Res.	2	200.00			400	0.74	R	
Heating & Cooling/HVAC Common Areas - Res.	1	300.00			300	0.56	R	
Heating Cooling/HVAC Common Areas-Joint								
Motorized Gates - Repair / Replacement - Com.			<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					C
Motorized Gates - Motor / Operator - Com.			<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					C
Other								
Other								
Other								
Other								
Other								
Concrete Driveway / Street	960	0.05			46	0.08	S	
Walkways at Southwest Corner	188	Includes	In Concrete	Driveway			S	
Other								
Other								
Other								
Other								
					<b>TOTAL RESERVE FROM PAGE 5A OF 15</b>	<b>32,567</b>	<b>60.31</b>	

1 Use either Columns 1 and 2 or 3 and 4, but not both for a particular item.

Note: For space purposes, we have included only the components most frequently found in common-interest subdivisions. Reserve items should not be limited to the list above, but be tailored to your particular project.

Tract Number: 69045-Res

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October 30, 2008



**GENERAL PROJECT INVENTORY**

- \* Complete schedules 1 through 6 below, then transfer the totals to Site Summary area.
- \* Frequently several buildings will be repeated in a subdivisions. These may be combined on one line. Wherever additional space is required attach computations on a separate sheet.

**SITE SUMMARY - TOTAL SUBDIVISION AREA**

<u>0.612</u> acres x 43,560 =	<u>26,677</u>	Total square feet.
1. Building(s) footprint	<u>20,480</u>	sq. ft.
2. Garages or carports	<u>          </u>	sq. ft. <b>31,009</b> Parking Structure
3. Recreational facilities	<u>          </u>	sq. ft.
4. Paved surfaces	<u>960</u>	sq. ft.
5. Restricted common areas	<u>          </u>	sq. ft.
6. Other: (attach description)	<u>          </u>	sq. ft.
Sub Total (1-6)	<u>21,440</u>	sq. ft.
<b>Total Square Ft. (from above)</b>		<u>26,677</u> sq. ft.
<b>Subtract Sub Total (1-6)</b>		<u>21,440</u> sq. ft.
<b>Remainder = landscape area</b>		<u>5,237</u> sq. ft.

**INDIVIDUAL SUMMARY SCHEDULES**

1. Buildings Containing Units

Length	X	Width	=	Area of Each Bldg.	X	No. of Buildings	=	Total Area Square Feet
<u>165</u>	X	<u>124</u>	=	<u>20,480</u>	X	<u>1</u>	=	<u>20,480</u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<b>Total for Summary Item 1 above</b>							<u>1</u>	<b>20,480</b>

2. Multiple Detached Garages and Carports

<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>28,345</u> Parking Structure - Res.
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>2,664</u> Parking Structure - Com.
<u>          </u>	X	<u>          </u>	=	<u>          </u>	X	<u>          </u>	=	<u>          </u>
<b>Total for Summary Item 2 above</b>							<u>          </u>	<b>31,009</b>

Tract Number: 69045-Res

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October 30, 2008

3. Recreational Facilities

Total Area

a. Recreation Room, Clubhouse, Lanai, or other  
(length x width = total sq. ft.)

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ sq. ft.

b. Pools

Number: \_\_\_\_\_  
Size: \_\_\_\_\_ sq. ft.

c. Spas

Number: \_\_\_\_\_  
Size: \_\_\_\_\_ sq. ft.

d. Tennis Courts

Number: \_\_\_\_\_ sq. ft.  
Size: \_\_\_\_\_ sq. ft.  
Surface Type: \_\_\_\_\_ sq. ft.

e. Other: (describe)

\_\_\_\_\_ sq. ft.  
\_\_\_\_\_ sq. ft.

Total for Summary Item 3 above

\_\_\_\_\_ sq. ft.

4. Paved Area (streets, parking, walkways, etc.)  
(length x width = square foot area)

Paving Material (concrete, asphalt, etc.)

\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = 960  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_

Concrete Driveway / Street

Total for Summary Item 4 above 960 sq. ft.

5. Restricted Common Areas Use (patio, etc.)  
Describe and attach calculations

\_\_\_\_\_  
\_\_\_\_\_

Total for Summary Item 5 above \_\_\_\_\_ sq. ft.  
Total for Summary Item 5 above \_\_\_\_\_ sq. ft.

6. Other - Describe and attach calculations

\_\_\_\_\_  
\_\_\_\_\_

Total for Summary Item 6 above \_\_\_\_\_ sq. ft.

**ROOF RESERVE WORKSHEET**

(SEE PAGE 15.)

Building 1	Built-up Flat	Clay Tile	Roof Deck
46 Units	20,480		
<b>Totals</b>	20,480		
<b>Modifications</b>	1.00		
<b>Grand Totals</b>	20,480		

<i>Pitch</i>	<i>Rise</i>	<i>Multiplier</i>
One eighth	3 in 12"	1.03
One sixth	4: in 12"	1.06
Five 24ths	5" in 12"	1.08
One quarter	6" in 12"	1.12
One third	8" in 12"	1.2
One half	12" in 12"	1.42
Five eighths	15" in 12"	1.6
Three quarters	18" in 12"	1.8

1 Take areas of all building listed in Sections 1, 2 and 3a. Add 6% (a 1.06 multiplier) for each foot of roof overhang. In addition, adjust for roof pitch based upon the table above. The table converts horizontal area to roof area.



**PAINTING WORKSHEET**

<b>BASEMENT - RESIDENTIAL PARKING</b>		10 ft. =	-	+	X	=	-				
Electrical Room	72	X	10 ft. =	720	+	18	X	18 =	1,044	324	S
Mechanical Room	117	X	10 ft. =	1,170	+	32	X	27 =	2,021	851	S
Water Pump Mech. Room	65	X	10 ft. =	650	+	17	X	16 =	914	264	S
		X	10 ft. =	-	+		X	=	-		
<b>GROUND FLOOR - RESIDENTIAL</b>		X <th>10 ft. =</th> <th>-</th> <th>+</th> <th>X <th>=</th> <th>-</th> <th></th> <th></th> <th></th> </th>	10 ft. =	-	+	X <th>=</th> <th>-</th> <th></th> <th></th> <th></th>	=	-			
Recreation Room / Gym	150	X	10 ft. =	1,500	+	47	X	28 =	2,816	1,316	R
Restroom @ Rec. Room	28	X	10 ft. =	280	+	7	X	7 =	329	49	R
Residential Trash Room	57	X	10 ft. =	570	+	20	X	9 =	746	176	R
Residential Recycle Room	42	X	10 ft. =	420	+	11	X	10 =	530	110	R
Utility Room	40	X	10 ft. =	400	+	11	X	9 =	499	99	R
<b>GROUND FLOOR - COMMERCIAL</b>		X <th>10 ft. =</th> <th>-</th> <th>+</th> <th>X <th>=</th> <th>-</th> <th></th> <th></th> <th></th> </th>	10 ft. =	-	+	X <th>=</th> <th>-</th> <th></th> <th></th> <th></th>	=	-			
Commercial Trash Room											C
											C
Commercial Storage											C
		X	10 ft. =	-	+	X	=	-			
<b>2nd, 3rd, 4th, 5th &amp; 6th FLOORS</b>		X <th>10 ft. =</th> <th>-</th> <th>+</th> <th>X <th>=</th> <th>-</th> <th></th> <th></th> <th></th> </th>	10 ft. =	-	+	X <th>=</th> <th>-</th> <th></th> <th></th> <th></th>	=	-			
Other		X	10 ft. =	-	+	X	=	-			
		X	10 ft. =	-	+	X	=	-			
		X	10 ft. =	-	+	X	=	-			
<b>Provided By Developer:</b>		X <th>10 ft. =</th> <th>-</th> <th>+</th> <th>X <th>=</th> <th>-</th> <th></th> <th></th> <th></th> </th>	10 ft. =	-	+	X <th>=</th> <th>-</th> <th></th> <th></th> <th></th>	=	-			
Hallways	100	X	10 ft. =	1,000	+	40	X	10 =	1,400	400	R
Hallways	80	X	10 ft. =	800	+	30	X	10 =	1,100	300	R
Hallways	100	X	10 ft. =	1,000	+	40	X	10 =	7,000	2,000	R
Hallways	218	X	10 ft. =	2,180	+	103	X	6 =	13,990	3,090	R
Storage	74	X	10 ft. =	740	+	22	X	15 =	1,070	330	R
Storages	32	X	10 ft. =	320	+	8	X	8 =	2,304	384	R

# GARAGE INTERIOR PAINT CALCULATION

Ceiling Is Not Included

Parking Structure - Res.-Residential	712	X	10 ft. =	7,124	+	236	X	120 =	7,124	28,345	R
Parking Structure - Com.-Commercial											C
		X	10 ft. =	-	+	X	=	-			
		X	10 ft. =	-	+	X	=	-			
		X	10 ft. =	-	+	X	=	-			

**PAINING WORKSHEET**

_____	_____	X 10 ft. =	_____	_____	X _____ =	_____	_____
_____	_____	X 10 ft. =	_____	_____	X _____ =	_____	_____
_____	_____	X 10 ft. =	_____	_____	X _____ =	_____	_____
						53,642	40,433
						<b>Total</b>	<b>40,433</b>

<i>Total Residential interior paint area</i>	<u>49,664</u>	R
<i>Total Commercial interior paint area</i>	<u>-</u>	C
<i>Total Joint interior paint area</i>	<u>3,979</u>	S
<i>Total parking interior paint area</i>	<u>-</u>	
<b>TOTAL EXTERIOR AND INTERIOR</b>	<b><u>91,702</u></b>	

**FENCES**

Fence requiring paint or stain (see Item 312 in manual for wood and wrought iron)

Compute separately using higher cost—put on separate line on page 5 of the Reserve Worksheet.

<i>Linear Feet</i>	<i>x</i>	<i>Height</i>		=	<i>Total Area</i>	
<u>250</u>		<u>6</u>	X 2	=	<u>3,000</u>	Wrought Iron Fence
<u>500</u>		<u>4</u>	X 2	=	<u>4,000</u>	Wrought Iron Handrails
_____		_____	X 2	=	_____	
_____		_____	X 2	=	_____	
_____		_____	X 2	=	_____	

*Total fence area* 7,000

1 Always multiply by 2 to cover the area for both sides of the wall or fence. If the wall or fence will be painted or stained on one side only, adjust your calculation and make appropriate notation on the worksheet.

**ELECTRICAL ENERGY CONSUMPTION WORKSHEET**

								<b>KWH per month</b>				
A. Lights (see Note 1)		<i>(number of lights x average watt per light x average number of hours in use per day x .03 = KWH per month)</i>										
1. Interior Lights (hallways, stairwells, etc.)		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>								<b>C</b>		
		<b>Residential - Common Interior Lights - Hallways / Corridors</b>										
Residential	<u>100</u>	X	<u>40</u>	X	<u>24</u>	X	0.03	=	<u>2,880</u>	<b>R</b>		
		<b>Residential - Recreation Room, Stairs, Storages &amp; Other Common Areas (Interior lights) :</b>										
Residential	<u>60</u>	X	<u>40</u>	X	<u>18</u>	X	0.03	=	<u>1,296</u>	<b>R</b>		
		<b>Joint-Interior Lights - Joint Use Common Areas:</b>										
		X		X		X	0.03	=				
		<b>Garage Lights</b>										
Residential	<u>80</u>	X	<u>40</u>	X	<u>24</u>	X	0.03	=	<u>2,304</u>	<b>R</b>		
Commercial		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>								<b>C</b>		
3. Outdoor / Exterior and walkway lights												
	<u>36</u>	X	<u>60</u>	X	<u>12</u>	X	0.03	=	<u>778</u>	<b>S</b>		
4. Street Lights												
		X		X		X	0.03	=				
B. Elevators <i>(number of cabs x number of floor stops per cab x 167 KWH = KWH per month)</i>												
	<u>2</u>	X	<u>7</u>	X	167 KWH			=	<u>2,338</u>	<b>R</b>		
	<u>1</u>	X	<u>1</u>	X	167 KWH	<b>Lift</b>		=	<u>167</u>	<b>R</b>		
C. Tennis Court Lights <i>(number of courts x 1000 KWH = KWH per month)</i>												
		X	1000 KWH					=				
D. Electric Heating												
		<i>(0.25 KWH x sq. ft. heated = KWH per month for warm climates)</i>										
		<i>(0.65 KWH x sq. ft. heated = KWH per month for cold climates)</i>										
	<u>0.25</u>	X	<u>2,016</u>		<b>Hallways &amp; Recreation Room</b>			=	<u>504</u>	<b>R</b>		
		X						=				
E. Hot Water Heating <i>(320 KWH x number of 40 gallon tanks = KWH per month)</i>												
	320 KWH	X						=				
F. Air Conditioning <i>(number of sq.ft. cooled x .34 KWH = KWH per month)</i>												
	<u>2,016</u>	X	0.34 KWH		<b>Hallways &amp; Recreation Room</b>			=	<u>685</u>	<b>R</b>		
		X	0.34 KWH					=				
G. Electrical Motors (see Notes 2 and 3)												
		<i>(horsepower x watts x hours of use per day x .3 x % of year in use = KWH per month)</i>										
Motor #1	<u>1</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>60</u>	<b>R</b>
Motor #2	<u>2</u>	X	<u>1000</u>	X	<u>2</u>	X	0.03	X	<u>100%</u>	=	<u>120</u>	<b>R</b>
Motor #3	<u>1</u>	X	<u>1000</u>	X	<u>10</u>	X	0.03	X	<u>100%</u>	=	<u>300</u>	<b>R</b>
Motor #4		X		X		X	0.03	X		=		
Motor #5	<u>0.5</u>									=		<b>C</b>
		<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>										
Motor #6		X		X		X	0.03	X		=		
Motor #7	<u>10</u>	X	<u>1000</u>	X	<u>18</u>	X	0.03	X	<u>100%</u>	=	<u>5,400</u>	<b>R</b>
Motor #8		X		X		X	0.03	X		=		
Motor #9		X		X		X	0.03	X		=		
Motors # 1 Are Residential Motorized Gates. Motors # 2 Are Sump Pumps. Motor # 3 Is Ventilation System. Motor # 5 Is Commercial Motorized Gate. Motors # 7 Are Water Pumps / Booster Pumps.												
H. Pool/Spa Heating												
		<i>(Number of heaters x KWH rating x hours of daily use x 30 days = KWH per month)</i>										
		X		X		X	30 days	=				

**TOTAL KWH PER MONTH** 16,832

I. Total Monthly Cost  
 (total KWH per month x rate per KWH = total cost)

•	<u>16,832</u>	X	\$ <u>0.130</u>	=	\$ <u>2,188.17</u>		
•	Monthly common meter charge				\$	<u>50.00</u>	S
•	Fuel Adjustment Charge	Per kwh			\$	<u>          </u>	
•	Public Benefits Charge	Per kwh			\$	<u>          </u>	
				<b>Total Monthly Cost</b>	\$	<u>2,517.94</u>	<b>Includes 12.5% User Tax</b>
	<i>Allocated To Residential Units</i>		\$	<u>2,509.68</u>			
	<i>Allocated To Commercial Units</i>		\$	<u>8.26</u>			
			\$				
	<i>Total Allocated</i>		\$	<u>2,517.94</u>			

Utility Company Name: Los Angeles Department of Water & Power

Telephone Number: 818-342-5397

*Notes*

- 1 Do not include leased lights. Instead use lease agreement with rate schedule with budget work sheet. Put monthly charge into Item 201 leased lights. Use a minimum of 10 hours per day average usage for exterior lighting.
- 2 Motors are found in swimming pool pumping systems, circulating hot water systems, ventilation systems in subterranean garages, security gates, interior hallways, and interior stairwells and also in private water systems and fountains. (Hours of use for pool pumps - see Item 201 in the Cost Manual.)
- 3 Normally 1,000 watts per horsepower should be used. Check plate on motor or manufacturer's specifications. If wattage is not listed, it can be calculated by multiplying amps x volts.

GAS CONSUMPTION WORKSHEET

1. Water Heaters Therms  
 (number of dwelling units on association meters + laundry rooms + outdoor showers  
 + recreation rooms = number of units x 20 Therms = Therms per month)

45 +      + 1 + 1 = 47 X 20 Therms = 940 R

                     **Commercial Unit Is Responsible For Its Own Operating & Reserve Costs**                      C

2. Pool (see note 1)  
 BTU rating x hours of daily use x .0003 x % of year in use = Therms

Pool #1	<u>          </u>	X	<u>          </u>	X	0.0003	X	<u>          </u>	=	<u>          </u>
Pool #2	<u>          </u>	X	<u>          </u>	X	0.0003	X	<u>          </u>	=	<u>          </u>

3. Spa  
 (Number of spas (by size) x therm range = Therms used)

<u>          </u>	(8' diameter)	X	300 Therms	=	<u>          </u>
<u>          </u>	(10' diameter)	X	350 Therms	=	<u>          </u>
<u>          </u>	(12' diameter)	X	400 Therms	=	<u>          </u>

4. Central Heating  
 (BTU rating X average hours of daily use X .0003 = Therms used)

           X            X 0.0003 =           

5. Other  
 (number of gas barbecues, fireplaces, etc.) x 5 = Therms

           X 5 =           

**Total Therms**                      **940**

(therms X rate = monthly charge)

940 X 1.14 = \$ 1,071.08  
           X            = \$           

**Meter Charge** \$ 50.00 R

**Total Monthly Cost** \$ 1,233.19 Includes 10% User Tax

**Allocated To Residential Units** \$ 1,233.19

**Allocated To Commercial Units** \$           

**Total Allocated** \$ 1,233.19

Utility Company Name: The Gas Company

Telephone Number: 800-427-2200

1 The presumption is a recreation pool with heating equipment will be used all year or 100%. For very hot or cold climates where a heater will not or cannot be used all year, a 70% usage should suffice. Less than 70% usage will require a Special Note in the Subdivision Public Report.

**WATER AND SEWER WORKSHEET**

A. Domestic (use only if units are billed through association) Water Cost  
 (number of units [include re. Rooms] X rate/100 CF X 10 = Water Cost)

**Footnote (1) - Please Note That Water Will Be Submetered and EVERY OWNER Will Receive A Bill From The Sub metering Vendor / Company For The Amount Of Their Water Consumption And It Is Not Included In The Monthly Dues That Has Been Budgeted.**

Residential	<u>45</u>	X	<u>2.98</u>	X	10		= \$	<u>1,341.45</u>	R
Residential	<u>2</u>	X	<u>2.98</u>	X	10	Recreation Room & Common Restroom	= \$	<u>59.62</u>	R
Commercial		X	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>						C

B. Irrigation (see Note 1)  
 (landscape area X rate/100 CF X .0033 = Water Cost)

	<u>5,237</u>	X	<u>2.98</u>	X	0.0033		= \$	<u>51.52</u>	R
--	--------------	---	-------------	---	--------	--	------	--------------	---

C. Sewers (see Note 2)  
 Alternate calculation (% of A and B, etc.)

	<u>450</u> (A)	X	<u>3.05</u>			= \$	<u>1,372.50</u>	R
--	----------------	---	-------------	--	--	------	-----------------	---

	<u>20</u> (A)	X	<u>3.05</u>		Recreation Room & Common Restroom	= \$	<u>61.00</u>	R
--	---------------	---	-------------	--	-----------------------------------	------	--------------	---

	<u>    </u> (A)	X	<b>Commercial Unit Is Responsible For Its Own Operating &amp; Reserve Costs</b>					C
--	-----------------	---	---	--	--	--	--	---

(Charge per unit per month X number of units = Sewer Cost)

\$	<u>    </u>	X	<u>    </u>			= \$	<u>    </u>
\$	<u>    </u>	X	<u>    </u>			= \$	<u>    </u>
\$	<u>    </u>	X	<u>    </u>			= \$	<u>    </u>

D. Meter Charge, Fire Line, Back Flow Device & Customer Charge

	Line size:	<u>3"</u>	(2", 3" etc.)	<b>Residential Portion</b>	Charge per month:	\$	<u>19.03</u>	S
	Line size:	<u>    </u>	(2", 3" etc.)		Charge per month:	\$	<u>    </u>	
Irrigation	Line size:	<u>2"</u>	(2", 3" etc.)		Charge per month:	\$	<u>15.00</u>	R
Fire Line	Line size:	<u>4"</u>	(2", 3" etc.)	<b>Residential Portion</b>	Charge per month:	\$	<u>56.12</u>	S

**Monthly Water Cost: \$ 3,125.05**

<i>Allocated To Residential Units</i>	\$ <u>3,125.05</u>
<i>Allocated To Commercial Units</i>	\$ <u>    </u>
<b>Total Allocated</b>	<b>\$ <u>3,125.05</u></b>

Utility Company Name: Los Angeles Department of Water & Power

Telephone Number: 818-342-5397

**Monthly Domestic Water Cost For Proration Schedule Purposes: \$ Sub-Metered**

*Notes*

- 1 Average usage is four-acre feet of water per acre of landscaping per year. This formula is based on four-acre feet of usage. Some areas like the low desert will require 8 to 12-acre feet of water per acre of landscaping per year and the "B" figure should be adjusted accordingly. (Example: 4 X figure for B = 12-acre feet.)
- 2 If some other method of billing is used for the sewage charge and/or this will not be a common expense, provide a letter from the sanitation district and or water company (whichever applicable) which so states.

**ASSESSMENT SCHEDULE WORKSHEET**

**Section I Variable Assessment Computation**

A. Variable Cost Description	Monthly Cost		
1 Insurance (attach proposal)	\$ <u>997.09</u>		S
2 Domestic Gas (if common)	\$ <u>1,025.51</u>		W
3 Domestic Water (if common)	\$ <u>Sub Metered</u>		W
4 Exterior - Stucco	\$ <u>440.18</u>		S
5 Exterior - Other	\$ _____		
6 Exterior - Precast Concrete	\$ _____		
7 Exterior - Aluminum Storefront	\$ _____		
8 Roof - Built-up Flat	\$ <u>324.75</u>		S
9 Roof - Clay Tile	\$ _____		
10 Roof - Roof Deck	\$ _____		
11 Boilers & Related Components	\$ <u>388.89</u>		R
12 Water Tank	\$ <u>166.67</u>		R
13 Reserve-Residential - Common Interior Lights - Hallways / Corridors	\$ <u>50.42</u>		R
14 Reserve-Garage / Parking Lights - Residential	\$ <u>40.33</u>		R
15 Interior Paint- Common Hallways / Corridors -Residential	\$ <u>195.75</u>	23,490	SQFT Total Areas
16 Electricity-Residential - Common Interior Lights - Hallways / Corridors	\$ <u>374.40</u>		R
17 Electricity-Garage Lights	\$ <u>299.52</u>		R
18 Hallways - Marble & Carpet- Floor Covering	\$ <u>202.81</u>		R
19 Window Washing Equipment	\$ <u>444.44</u>		R
20 Window Washing - Annual - Residential	\$ <u>833.33</u>		R
21 Emergency Generator	\$ <u>206.14</u>		S
22 Emergency Generator Maintenance/Supplies/Testing	\$ <u>237.86</u>		S
<b>Total Variable Cost</b>	<b>\$ <u>6,228.09</u></b>		

B. Total livable square footage of all units from condominium plan: 65,360

C. Variable Factor (variable monthly costs : square footage = variable factor): 0.09528908  
 Multiply this factor by each unit size below in Section III.

**Section II Equal Assessment Computation**

A. Total Monthly Budget	\$ <u>19,286.19</u>
Less Variable Costs	\$ <u>6,228.09</u>
Total Monthly Equal Costs	\$ <u>13,058.09</u>
B. Monthly Base Assessment:	\$ <u>290.18</u>

(total monthly cost : number of units = monthly base assessment)

**Section III Assessment Schedule**

**See Page 14A Of 15**

Tract Number: 69045-Res

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008

**PRORATION SCHEDULE WORKSHEET**

**Section III Assessment Schedule**

Unit Size	X	Variable Factor	=	Variable Assessmt	+	Base Assessmt	=	Total Mth. Assessmt	X	Unit Count	=	Total Mth. Budget *	
5	1,764	X	0.095289	=	168.09	+	290.18	=	458.27	X	5	=	2,291.35
5	1,723	X	0.095289	=	164.18	+	290.18	=	454.36	X	5	=	2,271.81
5	1,676	X	0.095289	=	159.70	+	290.18	=	449.88	X	5	=	2,249.42
5	1,354	X	0.095289	=	129.02	+	290.18	=	419.20	X	5	=	2,096.01
5	1,315	X	0.095289	=	125.31	+	290.18	=	415.49	X	5	=	2,077.43
5	1,314	X	0.095289	=	125.21	+	290.18	=	415.39	X	5	=	2,076.95
5	1,313	X	0.095289	=	125.11	+	290.18	=	415.29	X	5	=	2,076.47
5	1,310	X	0.095289	=	124.83	+	290.18	=	415.01	X	5	=	2,075.04
5	1,303	X	0.095289	=	124.16	+	290.18	=	414.34	X	5	=	2,071.71
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
		X		=		+		=		X		=	
45	65,360												

**Commercial Units**

	X	See	=	Commercial	+	Budgets	=		X		=	
	X		=		+		=		X		=	

**VERIFICATION OF COMPUTATIONS**

Total Monthly Budget (Section III) 19,286.19

\* Total Assessment X number of units of each type.

Total Monthly Budget (Section IIA) 19,286.19

**Section IV Variable Assessments**

Highest Assessment	-	Lowest Assessment	÷	Lowest Assessment	=	% Differential	Less than 10% .....	Equal Assessment
							From 10% to 20% .....	Variable or Equal
							Over 20% .....	Variable Assessment
<u>458.27</u>	-	<u>414.34</u>	÷	<u>414.34</u>	=	<u>10.60%</u>		

Tract Number: 69045-Res

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

October 30, 2008



HOA COMMON FACILITIES

RE 624A (Rev. 10/97) ID# 624A1097B016

DIRE FILE NUMBER (if known)

INSTRUCTIONS

✓ Complete the requested information for all common facilities which will be owned or controlled by an association of lot/unit owners which will be part of this subdivision.

✓ If this is a multi-phase/incremental filing, submit a separate form for each phase/increment. Include only the facilities for this phase.

✓ Sign page 2.

NAME AND/OR TRACT NUMBER		TRACT #		PHASE NUMBER		DEPUTY ASSIGNED (if known)	
ARAPAHOE PLAZA		69045-Joint		1			
A	B	C	D	E	F	G	H
FACILITIES	LOCATION (common area lot number/letter)	SIZE (square ft., lineal ft., acres, etc.)	COST	TYPE OF CONSTRUCTION (frame, shake roof, etc.)	CONSTRUCTION (beginning date)	COMPLETION DATE	DESCRIPTION  EQUIPMENT & FURNISHINGS (furniture, heater, tools, motor vehicle, etc.)
Landscaping		5,237	15,711	Lawn, Shrubs, Trees, Etc.	December 2007	December 2008	
Exterior / Outdoor / Walkways Lights		36	9,000	Standard	December 2007	December 2008	
Residential - Common Interior Lights - Hallw		100	25,000	Standard	December 2007	December 2008	
Residential - Recreation Room, Stairs, Stora		60	15,000	Standard	December 2007	December 2008	
Joint-Interior Lights - Joint Use Common Arc							
Garage / Parking Lights - Residential		80	20,000	Standard	December 2007	December 2008	
Garage / Parking Lights - Commercial							
Stairs # 1-Carpet		896	7,168	Carpet	December 2007	December 2008	
Stairs # 2-Carpet		900	7,200	Carpet	December 2007	December 2008	
Stairs # 3-Concrete		300	1,500	Concrete	December 2007	December 2008	
Stairs # 4-Concrete		150	750	Concrete	December 2007	December 2008	
Stairs # 5-Concrete		150	750	Concrete	December 2007	December 2008	
<b>BASEMENT - RESIDENTIAL PARKING</b>							
Electrical Room-Concrete		324	1,620	Concrete	December 2007	December 2008	
Mechanical Room-Concrete		851	4,253	Concrete	December 2007	December 2008	
Water Pump Mech. Room-Concrete		264	1,320	Concrete	December 2007	December 2008	
<b>GROUND FLOOR - RESIDENTIAL</b>							
Recreation Room / Gym-Carpet		1,316	10,528	Carpet	December 2007	December 2008	

Tract Number: 69045-Joint

Prepared by: VIGEN ONANY & ASSOCIATES, INC.

(818) 957-8195

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A FACILITIES	B LOCATION (common area lot number/letter)	C SIZE (square ft., lineal ft., acres, etc.)	D COST	E TYPE OF CONSTRUCTION (frame, shake roof, etc.)	F CONSTRUCTION (beginning date)	G COMPLETION DATE	H Description	Cost
Restroom @ Rec. Room-Ceramic Tile		49	735	Ceramic Tile	December 2007	December 2008	EQUIPMENT & FURNISHINGS (furniture, heater, tools, motor vehicle, etc.)	
Residential Trash Room-Concrete		176	878	Concrete	December 2007	December 2008		
Residential Recycle Room-Concrete		110	550	Concrete	December 2007	December 2008		
Utility Room-Concrete		99	495	Concrete	December 2007	December 2008		
<b>GROUND FLOOR - COMMERCIAL</b>								
Commercial Trash Room-Concrete								
Commercial Storage-Concrete								
2nd, 3rd, 4th, 5th & 6th FLOORS								
Other								
Hallways-Marble		700	10,500	Marble	December 2007	December 2008		
Hallways-Carpet		5,090	40,720	Carpet	December 2007	December 2008		
Storage-Concrete		330	1,650	Concrete	December 2007	December 2008		
Storages-Concrete		384	1,920	Concrete	December 2007	December 2008		
Block Walls - Repair / Replace		280	7,000	Block Wall	December 2007	December 2008		
Wrought Iron Fence- Repair / Replace		250	6,250	Wrought Iron Fence	December 2007	December 2008		
Wrought Iron Handrails- Repair / Replace		500	12,500	Wrought Iron Fence	December 2007	December 2008		
Other								
Other								
Other								
Elevators								
Elevators		2	180,000	Tracton	December 2007	December 2008		
Lift		1	20,000	Lift / Standard	December 2007	December 2008		
Pool & Spa								

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FACILITIES	LOCATION (common area lot number/letter)	SIZE (square ft., lineal ft., acres, etc.)	COST	TYPE OF CONSTRUCTION (frame, shake roof, etc.)	CONSTRUCTION (beginning date)	COMPLETION DATE	EQUIPMENT & FURNISHINGS (furniture, heater, tools, motor vehicle, etc.)  Description  Cost
Parking Structure - Res. - Concrete		28,345	141,725	Concrete	December 2007	December 2008	
Sump Pumps		2	1,900	Standard	December 2007	December 2008	
Mechanical Ventilation System		1	4,500	Standard	December 2007	December 2008	
Motorized Gates - Repair / Replacement - Re		2	12,000	Standard	December 2007	December 2008	
Heating & Cooling/HVAC Common Areas -		1	6,000	Standard	December 2007	December 2008	
Heating Cooling/HVAC Common Areas-Joir							
Motorized Gates - Repair / Replacement - Co							
Other							
Other							
Other							
Other							
Other							
Other							
Concrete Driveway / Street		960	4,800	Concrete	December 2007	December 2008	
Walkways at Southwest Corner		188	Includes In Concrete Driveway		December 2007	December 2008	
Cluster Mailboxes		46	2,760	Standard	December 2007	December 2008	
Individual Water Meters / Sub metering Syst		46	11,500	Standard	December 2007	December 2008	
Water Meter Reading/Data Collecting Device		1	4,500	Standard	December 2007	December 2008	
Water Meter Reading/Data Collecting Softwa		1	4,000	Standard	December 2007	December 2008	
Cameras / Security / Panic Alarms		1	50,000	Standard	December 2007	December 2008	
Boilers & Related Components		2	70,000	Standard	December 2007	December 2008	
Water Tank		1	30,000	Standard	December 2007	December 2008	

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							Cost
Fire Extinguishers - Residential							
Fire Extinguishers - Commercial							
Graffiti Removal							
Loading Deck - Major Repairs							
Project Miscellaneous Signs		Miscellaneous	5,000	Standard	December 2007	December 2008	
Window Washing Equipment		Miscellaneous	80,000	Standard	December 2007	December 2008	
Stair & Other Fire/Smoke Control Fans		Miscellaneous	15,000	Standard	December 2007	December 2008	
Gym Equipment		Miscellaneous	10,000	Standard	December 2007	December 2008	
Recreation Room Furniture		Miscellaneous	5,000	Standard	December 2007	December 2008	
Domestic Water Pumps & Fire Booster		Miscellaneous	55,000	Standard	December 2007	December 2008	
Garage Stripping - Residential		Miscellaneous	3,150	Standard	December 2007	December 2008	
Garage Stripping - Commercial							
Alarm & Security Systems / Fire		Miscellaneous	20,000	Standard	December 2007	December 2008	
Theater Room Related Equipment							
Drinking Water Fountains							
Cooling Tower & Related Components							
Water Fountain & Related Components							
Emergency Generator		1	65,000	Standard	December 2007	December 2008	
Electrical Sub metering Equipment							
Storm water System & Related Components							
Storm water System - Downspout Filters							

"The undersigned certifies that this electronic recreation of Department of Real Estate form RE624A contains at least the information as the DRE approved form ID# 624A1097B016"

PREPARER SIGNATURE \_\_\_\_\_ DATE October 30, 2008

Tract Number: 69045-Joint

Prepared by: VIGEN ONANY & ASSOCIATES, INC. (818) 957-8195

October 30, 2008